

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Project Application Form

Promoter Details

Name*		Father's Name*	
PAN No*		Aadhaar Number*	
Mobile No*		Telephone Number*	
FAX Number		E Mail*	
Occupation		Address Line 1*	
State*		Address Line 2*	
Pin code*		District	

If it is a firm

Name of the Firm / Company*	M/S.RADIANCE REALTY DEVELOPERS INDIA LTD	Copy of the Registration Certificate*	Enclosed as Annexure - A
Address*	No.480, Anna Salai, Khivraj Complex – II, VIth Floor,Nandanam, Chennai – 600 035 TamilNadu,India.	Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*	Enclosed as Annexure - B
Mobile No*	+91 96000 74517	Main objects*	Developers of Property, promoters or schemes of housing and/or flats, residential or commercial apartments, land development and layout schemes, builders, civil engineers, contractors and Engineering consultants.
Telephone No	044 4347 0970		
FAX Number	044 4347 0971		
E Mail	ckk@radiancerealty.in		maria@radiancerealty.in
State*	Tamilnadu		
Pin code*	600 035		

Previous Project Details (Last 5 Years only)

Project Name*	Enclosed as Annexure - E	Project Description (Max 500 Characters)	Enclosed as Annexure - E
Current Status		State	
Category of Building		District*	
Is there any Case Pending			Pincode
Address			

LIST FOR COMPLETED PROJECTS & ON-GOING PROJECTS									
SL.NO	PROJECT REGISTRATION NO	PROJECT NAME	TYPE OF PROJECT	LAND AREA (IN SQM)	PROJECT ADDRESS	NUMBER OF BLOCKS / VILLAS	NUMBER OF APARTMENTS / VILLAS	PROJECT STATUS	PROJECT COMPLETION DATE
1	NA	VARUNA	Residential	379.59	Door No:2/14, Bawa Road, Abiramapuram. S.No. 3647/15, Block No-72 of Mylapor village, Mylapore-Triplicane Taluk, Chennai - 600004.	1	3	Completed	20-Dec-12
2	NA	IVY TERRACE	Residential	8500.00	No:34 Egattur Village S.No: 12/1C1A1, Muttukadu Panchayat Chengalpattu Taluk, Kancheepuram District.	5	190	Completed	13-May-13
3	NA	GREEN SPRINGS	Residential	5844.00	S.F.No. 81/1, 81/5B, 81/5CA1, 81/52C2, Muttukadu village, Tiruporur Taluk, Kancheepuram District	11	11	Completed	15-Nov-14
4	NA	SHINE	Residential	12446.82	Old Survey no : 66/6 NewSurvey No : 66/12A), 87/1C & 88/3, Rajiv Gandhi Salai (O.M.R) Kazhipattur Village, Thiruporur Taluk, Kancheepuram District.	5	336	Completed	15-Jan-16
5	NA	LAKEFRONT	Residential	5665.00	Survey No : 21/A, 1B1, 1B2, 2, 3, 4, 5A, 5B,6 & 7, Karappakkam Village , Ranganathan street, Thendral Nagar Chennai-600 096 Corporation of Chennai Division No-193	30	30	Completed	22-Aug-16
6	NA	AIKYA	Residential	525.37	Block No:75, Ambattur Estate Road, TVS Colony 2nd Main road Anna nagar Western Extension scheme, Padi in Old S.No:289 S.No: 87/3, Block No:9 of Padi Village Ambattur Taluk, Thiruvallur District	1	8	Completed	13-Jun-17
7	NA	MANDARIN	Residential	12302.00	S.F No.86/1B, 87/1B1A, Okkiyam-Thoraipakkam Village, Kancheepuram Taluk, Kancheepuram District	3	360	Completed	29-May-18
8	TN/2/Building/0002/2017 dated 03.08.2017	ROYALE	Residential	8093.60	S.No: 72/1B & 72/2B1 Senneerkupam Village, Poonamallee Taluk, Thiruvallur District.	3	247	Completed	7-Jun-18
9	TN/29/Building/0003/2017 dated 03.08.2017	EMPIRE	Residential	12949.83	Door No : 9 a to 9 o, Stephenson Road Comprised in T.S.No : 503/1, In Block No: 26, Perambur Village, Perambur Taluk, Chennai District.	6	274	On-going	31-Mar-19
10	TN/1/Building/0004/2017 dated 03.08.2017	MERCURY (BLOCK D)	Residential	25436.90	S.No.260/1, 260/3A, 260/3B Part, 265/3, 266/1, 266/4, 267/1A, 268/1A, 268/1B, 268/2 and 268/3 Perumbakkam Village Sholinganallur Taluk Kancheepuram District.	1	84	Completed	3-Feb-18
11		MERCURY (BLOCK E)				1	98	On-going	31-Mar-19
12	TN/029/Building/0065/2017 dated 19.09.2017	ICON	Residential	12007.65	T.S.No:4, Block No-37, Old S.No.169 (pt) in Koyambedu village, Egmore Nungambakkam Taluk, Chennai district, Tamil Nadu.	3	322	On-going	15-Sep-21
13	PR/KN/170731/000542	IRIS	Residential	15231.24	Katha No: 655/29/3B,29/4B,29/5,29/6, Sambigehalli Village, Jakkur, Ward No-5, Bangalore	77	77	On-going	31-Mar-19
14	TN/1/Building/0004/2017 dated 03.08.2017	MERCURY (BLOCK F)	Residential	25436.90	S.No.260/1, 260/3A, 260/3B Part, 265/3, 266/1, 266/4, 267/1A, 268/1A, 268/1B, 268/2 and 268/3 Perumbakkam Village Sholinganallur Taluk Kancheepuram District.	1	70	On-going	31-Mar-20

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

